| 003.0 | 0003 | 0008.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 1,037,200 / 1,037,200 |
| | | | | | USE VALUE: 1,037,200 / 1,037,200 |
| | | | | | ASSESSED: 1,037,200 / 1,037,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 21 | -23 | MILTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MEIMARIS PAVLOS V & ELENI/ TRS |
| Owner 2: | GYRO REALTY TRUST |
| Owner 3: | |
| Street 1: | 27 OAKDALE RD |
| Street 2: | |
| Twn/City: | WILMINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01887 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MEIMARIS PAVLOS V/ELENI - |
| Owner 2: | - |
| Street 1: | 27 OAKDALE RD |
| Twn/City: | WILMINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 01887 |

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3114 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4500.000 | 589,700 | 3,500 | 444,000 | 1,037,200 |
| Total Card | 0.103 | 589,700 | 3,500 | 444,000 | 1,037,200 |
| Total Parcel | 0.103 | 589,700 | 3,500 | 444,000 | 1,037,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.13 | /Parcel: 333.1

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 2758

**GIS Ref**

**GIS Ref**

**Insp Date** 09/01/17

!274!

## PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 589,800 | 3500 | 4,500. | 444,000 | 1,037,300 | 1,037,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 432,600 | 3600 | 4,500. | 471,800 | 908,000 | 908,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 432,600 | 3600 | 4,500. | 344,100 | 780,300 | 780,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 406,100 | 3600 | 4,500. | 299,700 | 709,400 | 709,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 406,100 | 3600 | 4,500. | 255,300 | 665,000 | 665,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 362,500 | 3600 | 4,500. | 249,800 | 615,900 | 615,900 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 362,500 | 3600 | 4,500. | 205,400 | 571,500 | 571,500 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 377,000 | 3600 | 4,500. | 195,400 | 576,000 | 576,000 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 16:06:34 |

**LAST REV**

| Date | Time |
|---|---|
| 01/15/20 | 15:59:05 |

mmcmakin

274

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MEIMARIS PAVLOS | 1553-70 | 1 | 12/19/2019 | Convenience | 10 | No | No | | |
| MEIMARIS EMMANU | 1283-81 | | 4/23/2004 | Family | 1 | No | No | | |
| GENDALL MAJORIE | 1179-200 | | 11/12/1997 | | 309,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/17/2008 | 786 | Siding | 14,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/1/2017 | TTL REFUSAL | HS | Hanne S |
| 5/18/2009 | Measured | 189 | PATRIOT |
| 9/20/1999 | Mailer Sent | | |
| 9/20/1999 | Measured | 267 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 2758 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.98724103 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 166.136 |
| Other Features: | 133500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 724468 |
| Depreciation: | 134751 |
| Depreciated Total: | 589717 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

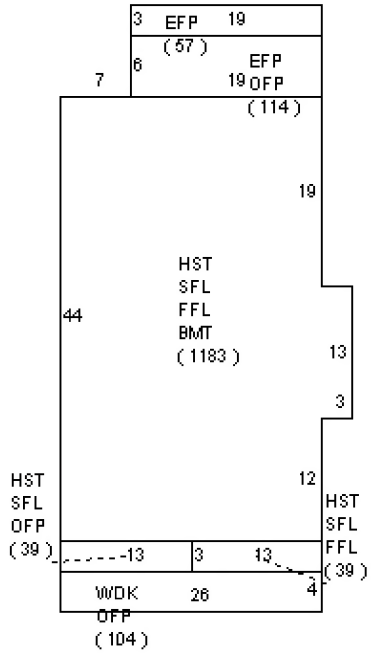
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 166.14 |
| Special Features: | 0 | Val/Su Net: | 122.12 |
| Final Total: | 589700 | Val/Su SzAd | 189.40 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,261 | 166.140 | 209,498 |
| FFL | First Floor | 1,222 | 166.140 | 203,018 |
| BMT | Basement | 1,183 | 49.840 | 58,962 |
| HST | Half Story | 631 | 166.140 | 104,749 |
| OFP | Open Porch | 257 | 22.690 | 5,831 |
| EFP | Enclos Porch | 171 | 42.710 | 7,303 |
| WDK | Deck | 104 | 15.460 | 1,608 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,829 | | | Total: | 590,969 |
| Size Ad | 3113.5 | Gross Are | 5459 | FinArea | 3114 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 003.0-0003-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | Carport | D | Y | 1 | 18X18 | A | AV | 1920 | 11.36 | T | 40 | 104 | | | 2,200 | | | 2,200 |
| 19 | Patio | D | Y | 1 | 30X17 | A | AV | 2002 | 2.99 | T | 13.6 | 104 | | | 1,300 | | | 1,300 |

| More: | N | Total Yard Items: | 3,500 | Total Special Featues: | | Total: | 3,500 |
|---|---|---|---|---|---|---|---|